

Jefferson Local Development Corporation (JLDC) Minutes
April 17th, 2023
Volunteer Hall, Boulder, MT

Board Members Present: Nick Hensleigh, Brad Culver, Lee Good, Cory Kirsch, Stu Goodner, Gary Carlson

Via Zoom: Drew Dawson

Staff Present: Samantha Yeary, Erin Carbajal, Leah Lewis

Guests: Bruce Binkowski.

Call Meeting to order: Meeting called to order by Keith at 1:30pm. Brad moved, and Nick seconded to approve the March Minutes as presented with a few minor changes. Minutes were approved unanimously.

- **Financials** – Gary asked for approval of form 990 to be approved as is however noted changes that need to be found. Nick made a motion to approve the 990 as distributed noting that Gary will take care of minor changes. Stu seconded. Motion carried unanimously.
- Gary provided detailed quarterly financial reports including a quarterly profit & loss, March balance sheet, profit and loss year comparison, profit and loss quarterly by class (metal mines & JLDC ops, Grants, SBP & TIFID, Whitetail Center).
- Additional financial information report was given by Gary regarding CD renewals, Whitetail Center foreseen expenses.
- Gary's report says we are sound as a company however metal mines funds are going away but presently, we are doing fine.
- Stu made a motion to approve treasurers report, Nick seconded. Motion carried unanimously.

Correspondence – No correspondence to go over.

- **Project Updates** – Sam gave a detailed report on current projects. Bordens lease will not be renewed. Offices moving into Whitetail as of July 1st.
- **Membership & Board Members** – Sam and Keith have been working on a strategic plan and then will be pushing a new membership drive forward.. More information to come soon.

New business administration – New RFQ almost done. It will go out at May 1st. There may be a cost of \$30k, we may need to ask for a budgetary request. Sam will send RFQ to exec committee for review but it will go out for proposal May 1st.

Jefferson County Updates

Commissioner Kirsch spoke about Montana tunnels and that there is someone interested in it. The new possible owners did a site visit. It will be an expensive undertaking from their side. The county is ramping up for elections as the primary is coming up soon, then a long rest of the year until the general election.

Jefferson County Events: Bruce report that scanning is done after 6 weeks for court records and clerk and recorders. There will be between 60-70 events on the grounds this event season. He stated that new ground tenants are hired and have moved in. Clancy Days kicks things off the event season June 8th. Rapping the Rivers is coming back again this year, date TBD.

Public Comment –

President Foley asked the board, staff and guest – “What can we do at JLDC or what do you think would make JLDC better?”

Bruce suggested that the River building in Boulder could be activated somehow on Main Street.

Nick discussed that with metal mine moneys coming to an end, we have rental income however, it's not enough to make up what we are getting from metal mines and we need to figure out other ways of income.

Brad talked about that the people that own the old Legal Tender are putting engineer offices in there, and that they tried to make a go with restaurants but didn't work due to septic. There would be nice room for a coffee shop or a bakery. The owners might put liquor license on the market.

Gary spoke about sitting down and seeing where metal mines what money might be available for our economic growth, that there are loose administrative items that need to be nailed down, ie renegotiating leases and everything

documented. Processes documented and reviewed. Recruitment of board members needs to change. Stu is rebranding Frankies corner in Boulder. Three different people have asked for office space. It'll be food and beverage industry in that building. He stated we need to get away from brick and mortar and expanding contractors. He stated an example about Rich at Artic Heat had no resource to help get him started, no resources to help. He stated contractor infrastructure help so that our residents can stay here and not go to other towns and states. He suggested we help journeyman.

Cory asked the question, "how do we focus consumers to the county?" To keep Jefferson County going we need to spend our money in Jefferson County not in Helena or Amazon etc. How do we keep people from going elsewhere and spending money here? He stated we need to support local economy. If we can show leadership by JLDC and start it and encourage others.

Lee state that there's a change with how people are buying and we need to look into why they are doing so. He suggested that we should explore new economic development and opportunities need to be looked at. Even one job at a time. He suggested that each area of the county should have subgroups studies ideas and bring in people that could rely what possibilities could be brought. People from different areas to meet informally in each community to see what their community could benefit from and ways to do so. Creative people then bring the ideas to the board. Lindsey stated that when looking for contractors, looking for kids that don't want to go to college, and show them how to do journeyman and apprenticeships.

Leah talked about how the fair has a scholarship to or for trade school and no one has applied. She stated that interested applicants can reach out to her or Bruce. 4H auction is going to try hard to reach out to the businesses.

Erin suggested deciding awards for annual dinner early and come up with ideas. This will hopefully have the winners come to the dinner and want to participate more.

Drew as part of strategic planning we need to take a step back what JLDC wants to be when it grows up and that we suffer from a real clear mission and vision. Public is confused as to what we do or should be doing. We need to have a clear sense of focus.

Sam discussed how we need a concise view of what we are doing. She said it is hard to get new members when you can't tell them what we can do for them as there's no examples to give them. She emphasized how strategic planning is huge in being able to show where we are going and what we can do. She also stated that we need to be more involved in the north end.

Keith stated that we need to paramount focus. He emphasized the importance of looking into hub zones and that strategic planning is of utmost importance. Hitting all the events this summer but it is hard to be able to get new members and board members without a clear plan and vision.

Meeting adjourned at 2:53 PM. The next meeting will be at the Western Legacy Center in Whitehall on May 15, 2024 at 1:30 PM. The budget meeting will happen concurrently as well.